

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Workshop meeting Butterfield Redevelopment LLC**

February 25, 2015

Members present: Chair: Al Zgolinski; Vice Chair Kathleen E. Foley; Members: Peter Downey and Michael Junjulas. Absent: Trustee Liaison Michael Bowman.

Present for the Applicant: Paul Guillaro, property owner; Matt Moran, Unicorn Contracting; Ray Sullivan, Sullivan Architectural Group.

Mr. Sullivan reviewed the following :

**Commercial Buildings (1&2)**

- Windows are aluminum frame double hung windows
- Panels between windows can be cementitious board or metal panel
- Facades are brick veneer
- Trim will be PVC (Azek); cornices will be molded Fypon

Chair Zgolinski expressed concern about the mixing of multiple synthetic materials on the facades and the possibility for them to age and show wear at different rates. He recommended a reduction in the material palette, and specifically the elimination of Fypon.

**Senior Housing (Buildings 3, 4, 5 &6)**

- Windows - aluminum clad wood windows
- Trim and railings— prefinished poly vinyl
- Siding – paintable cementitious board with a very fine grain pattern

Chair Zgolinski raised concern about the following issues on Building 3:

- Lack of symmetry among upper level windows and doors at the ends of the building
- The need for a spacing mullion on the windows on the bays of building 3
- The removal of non-functional shutters to simplify the facades

Mr. Moran presented a number of options for the cupola that will house the cell tower on combined Building 4, 5, &6. The board felt that a curving pyramidal roof seemed to best suit the proportions of the structure and tie it back to the overall roofline.

**Residential Houses**

- Siding and trim will be natural wood
- Windows will be aluminum-clad wood

Landscape Features Relevant to HDRB Review:

- Three styles of light fixtures presented: bishop's crooks, straight pole and bollards; wall mounted lights for entrances; the board found all appropriate
- Fences –
  - A PVC fence was proposed for the north property line; the board requested representations of the fence installed on the retaining wall; Vice Chair Foley recommended a metal fence for durability and maintenance; the applicant
  - Guard rail fence for the parking area at the Lahey Pavilion; applicant proposed a two foot high pressure treated wood; the board suggested a metal guide rail and the applicant agreed.
  - A metal gate is proposed for the garbage enclosures
- Cultured stone was proposed for the retaining walls and plazas. Cement panels were proposed for the garbage enclosure; Chair Zgolinski requested that the same cultured stone to be used for the retaining wall be used on the enclosure; the applicant agreed
- Bench – powder coated steel

The applicant inquired about scheduling a public hearing for site plan issues related to HDRB purview as well as design and materials. The board requested another workshop at which all materials for all structures will be presented at once and used by the board to determine readiness for public hearing. That workshop was scheduled for March 4<sup>th</sup> at 6:30pm at Village Hall. Timing and appropriate process for scheduling and advertising the public hearing will be confirmed by Vice Chair Foley with the Village Clerk.

The board confirmed that in addition to the submission of a complete set of elevations and materials documentation, a scaled mass model must be provided at least three business days prior to a public hearing. The applicant felt that the model will be ready and delivered to Village Hall by March 20<sup>th</sup>.

The board confirmed that the application for the redevelopment, as well as the Building Inspector's denial and referral, are in the project file.

The Board and the Applicant then discussed the completion of conditions required before the demolition of the Butterfield Hospital. Neil Larson is awaiting feedback on the next version of the narrative documentation; K. Foley will followup with Mr. Larson.

The applicant agrees that the completed report and accompanying drawings will be archived at Village Hall, the Julia L. Butterfield Memorial Library and at the Putnam History Museum.

The meeting adjourned at 9:43 P.M.

  
Al Zgolinski, Chair

3/11/15  
Date